



## King County

### Solid Waste Division

Department of Natural Resources and Parks

King Street Center

201 South Jackson Street, Suite 701

Seattle, WA 98104-3855

**206-296-6542** Fax 206-296-0197

TTY Relay: 711

December 03, 2012

David R. Lloyd, Director  
United States Environmental Protection Agency  
Office of Brownfields and Land Revitalization (OBLR)  
c/o Environmental Management Support, Inc.  
Attention: Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910  
Phone: 301-589-5318

Dear Mr. Lloyd:

I am pleased to submit this application for U.S. Environmental Protection Agency (EPA) brownfields assessment grant funding on behalf of the King County Solid Waste Division's Brownfields Program. This proposal is for funding of community-wide assessments to be conducted on properties suspected of being contaminated with hazardous substances or petroleum products, identified through King County's inventory and site identification efforts.

The county has identified sites that may need assessment in our target area, including, the Basin Oil site in the South Park neighborhood. This former oil recycling facility has been abandoned and is now shuttered and surrounded by barbed wire fencing. The community has a vision for cleanup and redevelopment of the site as new park or open space as well as for much needed office space for nonprofit social services and environmental educational organizations.

With EPA's help, King County's Brownfields Program (one of EPA's original Brownfields Showcase Communities) has contributed to the success of many projects over the last 14 years, including, the assessment, cleanup and redevelopment of

- a blighted former illegal dump in South Seattle into the Phoenix Award-winning Rainier Court affordable housing and commercial project.
- a former methamphetamine lab in rural King County into county-owned open space.
- a former dry cleaner into the locally-owned Filipino Delite Bakery.

A new assessment grant will allow us to continue this valuable work and provide further opportunities to work with community partners to assess and clean up contamination in our community. Expected outputs from the three-year grant include conducting five Phase I and five Phase II environmental site assessments and providing free brownfields technical assistance to a minimum of 15 - 30 new clients. Additional required cover letter information is provided as follows:

**a. Applicant Identification:**

King County Solid Waste Division  
201 South Jackson Street, Suite 701  
Seattle, WA 98104-3855

**b. Applicant DUNS Number**

149979341

**c. Funding Requested:**

- i) Assessment
- ii) \$400,000 total, no waiver requested
- iii) \$200,000 Hazardous Substances and \$200,000 Petroleum
- iv) Community-wide

**d. Location:**

King County, Washington

e. NA.

**f. Contacts**

Project Director

Lucy Auster, Senior Planner  
King County Solid Waste Division  
201 South Jackson Street, Suite 701  
Seattle, WA 98104-3855  
phone: 206-296-8476/fax 206-296-4475  
[lucy.auster@kingcounty.gov](mailto:lucy.auster@kingcounty.gov)

Highest Ranking Elected Official

King County Executive Dow Constantine  
401 5<sup>th</sup> Avenue, Ste 800  
Seattle, WA 98104-1818  
phone: 206-263-9625/fax 296-0194  
[Dow.constantine@kingcounty.gov](mailto:Dow.constantine@kingcounty.gov)

**g. Date Submitted:**

December 3, 2012

**h. Project Period:**

10/1/2013 – 9/30/2016

**i. Population of King County:**

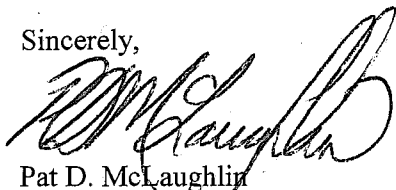
1,9357,0000

**j. Special Considerations Checklist**

Attached

Thank you for your consideration of this proposal and for EPA's generous past financial and technical support of King County's Brownfields Program. We look forward to continuing to work closely with EPA to facilitate the assessment, cleanup and redevelopment of contaminated sites in King County.

Sincerely,



Pat D. McLaughlin  
Division Director

Enclosure

cc: Susan Morales, Regional Brownfields Coordinator, United States Environmental Protection Agency, Region

**King County Application for EPA Community-Wide Brownfields Assessment Grants:  
Hazardous Substances and Petroleum – December 3, 2012**

**V. B. Ranking Criteria for Assessment Grants**

**1. Community Need**

**a. Health, Welfare, and Environment**

The targeted community for this grant will be the King County Duwamish Manufacturing/Industrial Center and its surrounding residential neighborhoods, although the county may also use funds to respond to assessment needs countywide. Located south of downtown Seattle and including portions of Unincorporated King County and the Cities of Seattle and Tukwila, the 5,700+ acre industrial center extends approximately five miles south along the Duwamish River. The Duwamish has been in industrial use for 100 years and is a major regional economic center providing 80,000 family-wage jobs. The Boeing Company is a major land owner in the Duwamish, and during WWII (with help from the Rosie the Riveter), manufactured a total of 12,731 B-17 Flying Fortress bombers at Boeing Plant 2 along the river. The Duwamish has also served as home to hundreds of other large and small businesses, including Ford Motors, Georgetown Steam, Jorgensen Forge and Isaacson Steel. For decades, these and other companies performed a variety of heavy commercial and industrial operations, including metal manufacturing, container storage and shipping, marine construction and fuel processing.<sup>1</sup> The Duwamish also includes major infrastructure, including the Port of Seattle, King County International Airport/Boeing Field, Burlington Northern Santa Fe and Northern Pacific rail lines, State Route 509, State Route 99 and the I-5 freeway. In 2001, as a result of these and other sources of pollution, the U.S. Environmental Protection Agency listed the Lower Duwamish Waterway as a Superfund site on the National Priorities List.

The unique and challenging nature of the Duwamish is that the industrial businesses exist side by side with several low-income, minority residential neighborhoods (South Park, Georgetown and Allentown) as well as with major ecological assets, such as the Duwamish River and its estuary. According to 2010 U.S. Census and American Community Survey data, of the 19,705 residents of the Duwamish, 53% are minority and 21.3% live below the poverty line. In addition, the Green-Duwamish watershed is home to Chinook, coho, chum and pink salmon and is used by the Muckelshoot and Suquamish Indian Tribes to exercise their native treaty fishing rights.<sup>2</sup> Being in such close proximity to the industrial area presents significant challenges for these sensitive populations and ecological assets.

The listing of the Lower Duwamish Waterway as a Superfund site is an additional, major challenge for the Duwamish. A century of heavy industrial use has left the waterway contaminated with toxic chemicals from many sources, including industries along its banks; stormwater pipes; and runoff from upland activities, streets and roads. Pollution in the river sediments includes polychlorinated biphenyls (PCBs), dioxins/furans, carcinogenic polycyclic aromatic hydrocarbons (cPAHs) and arsenic. Many of these chemicals stay in the environment for a long time and have built up to unsafe levels in fish and shellfish. According to the Center for Ecogenetics and Environmental Health at the University of Washington, fish in the river contain persistent bioaccumulative toxics (PBTs) such as PCBs and PAHs that can cause cancer; hormone disrupting bisphenol A (BPA); mercury that can cause neurological damage; and lead that affects the nervous system, reproductive fitness and fetal and child growth and development.<sup>3</sup> Because of the

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<sup>1</sup> Information on the history of the Duwamish excerpted from the Puget Sound Regional Council's 2002 Urban Centers Report and the Boeing Company's Web site.

<sup>2</sup> Information on the Duwamish River excerpted from the Duwamish River Cleanup Coalition Green-Duwamish River Map.

<sup>3</sup> Information on the Lower Duwamish Waterway excerpted from the U.S. EPA Lower Duwamish Superfund Site Web site.

contamination, the WA State Department of Health has issued an advisory not to eat bottom-dwelling resident fish or shellfish from the Duwamish River, and to limit eating Puget Sound Chinook salmon to one meal per week. However, tribal members and others in the community, particularly immigrants from Asia and the Pacific Islands, continue to eat seafood from the river and are at risk for exposure to harmful contaminants.

In addition to the Superfund and other toxic sites in nearby Harbor Island and Elliott Bay, brownfields also significantly impact the Duwamish. While a brownfields inventory has yet to be conducted, as of October 2012, there were 1,296 sites in King County listed on the WA State Department of Ecology's Model Toxics Control Act Confirmed and Suspected Contaminated Sites List. 141 of these sites are located in the portions of the four zip codes (98106, 98108, 98124 and 98134) that make up the Duwamish. As a result, the Duwamish has a disproportionately high percentage of the county's contaminated sites. The Duwamish makes up only .04% of the county's acreage, yet it has 11% of the sites in the county listed by the state. A recent private survey also found that within South Park and Georgetown there could be as many as nine historical gas stations and seven dry cleaner sites that are not included on any of Ecology's lists. The direct impacts on residents of these known and suspected contaminated sites are uncertain, but recent local health department data validate the concern that the population may be adversely impacted. In 2011, Public Health – Seattle & King County prepared a table for the King County Equity and Social Justice Initiative comparing health indicators for people living in the Duwamish with those living countywide. The table - entitled "Community Description and Health Indicators, Lower Duwamish River Valley and King County WA" - presents the following statistics, all of which point to a population at risk:

<b>Health Indicators</b>	<b>Lower Duwamish River Valley<sup>4</sup></b>	<b>King County</b>
Life expectancy at birth (2005-2009 combined)	79.4 years	81.3 years
Lung cancer rates (per 100,000)	52.3%	41.4%
Low birth weight (<approx. 5.5 pounds. 2005-2009 combined, among singletons)	6.0%	4.9%
Uninsured (ages 18-64)	20.0%	13.0%
Asthma hospitalization, ages <18 (per 100,000)	240.4	143.4

These troubling statistics, along with the presence of so high a concentration of contaminated sites in the Duwamish, are indicators of the disproportionately high burden of environmental pollution borne by the resident population. The fact that the population is also overwhelmingly low-income and minority (as presented in the tables below), raises environmental justice concerns. While direct correlations have not been made between the sources of pollution and the health of the community, the presence of cancer causing PAHs and lead which affects fetal growth, may be linked to the higher rates of lung cancer and of low birth weight babies found in the Duwamish.

To elaborate further on the nature of the health and welfare of sensitive populations in the target area, according to 2010 U.S. Census and American Community Survey data, the residential neighborhoods in the Duwamish have a high proportion of sensitive populations, including minorities, women of childbearing age and children relative to King County, WA State and the nation. As the table below shows, the population of the Duwamish is 53% minority, compared to 35.2% in King County, 27% in WA State and 26.7% nationally. The percent of females of childbearing age is 48.9% in the Duwamish versus 43.4% in

<sup>4</sup> Census tracts for the Lower Duwamish River Valley (an area larger than but inclusive of the grant target area) are 93, 94, 99, 100, 104, 108, 109, 110, 112, 113, 117, 119, 265, 262, 263, 264, 268.01, 269, 270, 271, 272, 273, 282 and 282.

the county, 40.2% in WA State and 39.7% nationally. Adding to that, 31.2% of children in the Duwamish live in single parent households, compared with 21.3% in the county, 24% in WA State and 26.2% in the nation. In addition, due to a large immigrant community, indicators for "foreign-born population," "speaks English less than very well" and "language other than English at home" are all much higher in the Duwamish than in the county, state and the nation as a whole. These data show the disproportionately sensitive nature of the population of the Duwamish, making assessment and cleanup of brownfields all the more important to the community.

**Health and Welfare of Sensitive Populations<sup>5</sup>**

	<b>Duwamish Census Tracts<sup>6</sup></b>	<b>King County</b>	<b>WA State</b>	<b>USA</b>
Population	19,705	1,931,249	6,724,540	308,745,538
Percent Minority Population	53.0%	35.2%	27%	26.7%
Children Under 18	19.5%	21.4%	23.5%	24.0%
Single Parent Households	8.8%	7.0%	8.7%	9.6%
Children in Single-Parent Households	31.2%	21.3%	24%	26.2%
Language other than English at Home	32.4%	24.3%	17.5%	20.1%
Speaks English less than Very Well	20.3%	11.0%	7.9%	8.7%
Foreign-born population	23.9%	19.8%	12.7%	12.7%
Bachelor's Degree or Higher (% of Persons 25+)	27.3%	45.2%	31.0%	27.9%
Females of Childbearing Age	48.9%	43.4%	40.2%	39.7%

**b. Financial Need**

In addition to posing public health risks, brownfields also have negative economic impacts on the Duwamish. The costs of assessment and cleanup can pose serious obstacles to redevelopment, resulting in properties remaining vacant and blighted and depressing neighborhood property values and local tax revenues. The 141 sites listed by Ecology comprise an estimated 776 acres of land (or 13% of the Duwamish). While not all of the sites are candidates for redevelopment, those that are may need site assessment to facilitate cleanup and reuse. In addition, the South Park Neighborhood (the most populous and ethnically diverse in the Duwamish) experienced a significant economic disruption when the 79-year-old South Park Bridge closed in July 2010. The closing of the bridge removed a critical entry into South Park, and the day it closed residents held a mock wake bemoaning its loss. A local business owner put it like this "It also means the death of certain businesses here in South Park because there's not going to be any traffic." Anecdotally, some businesses have reported a 20-25% decrease in annual receipts since the bridge closure. It is also estimated that the retail corridor vacancy rates have hovered between 15% and 20% during this same time with several businesses moving or closing their doors permanently.

2010 U.S. Census and American Community Survey data demonstrate additional financial needs of the community as presented in the table below. At 21.3%, the poverty rate in the Duwamish is much higher than that of King County (9.7%), WA State (15.3%) and the nation (14.3%). The poverty rate for children in

<sup>5</sup> Data for both the health and welfare and economic indicators tables are from the U.S. Census 2010, Summary file 1, 2011 or American Community Survey (ACS) 2006-10 five-year data, for all geographies.

<sup>6</sup> Census tracts for the Duwamish used for both tables are 93, 99, 109, 112, 263 and 264.

the Duwamish is even higher at 29.5% versus 11.6% for the county, 15.3% for WA State and 18.6% nationally. And both median family income and the homeownership rate in the Duwamish are below those of the county, state and nation. Nearly every social and economic indicator provided in this section shows the Duwamish being worse off than the county, state or nation as a whole.

#### **Economic Indicators for Residents**

	<b>Duwamish Census Tracts</b>	<b>King County</b>	<b>WA State</b>	<b>USA</b>
Unemployment Rate	9.1%	8.8%	9.6%	9.6%
Poverty Rate	21.3%	9.7%	15.3%	14.3%
Poverty Rate Children under 18	29.5%	11.6%	15.3%	18.6%
Per Capita Income	\$26,600	\$37,800	\$29,230	\$26,530
Median Household Income	\$52,200	\$68,065	\$57,244	\$51,914
Median Family Income	\$57,800	\$87,010	\$69,328	\$62,982
% of Renter Occupied Housing Units	51.7%	40.9%	36.1%	34.9%
Homeownership Rate	48.3%	59.1%	63.9%	65.1%

While population is not a limiting factor in the county's ability to draw on other sources of funding for assessing brownfield sites, fiscal condition is. As a large urban county government whose tax base is still recovering from the Great Recession, King County does not have the funds to conduct environmental site assessments and provide free brownfields technical assistance to the community as it has done successfully with EPA grant funds for the last 14 years. King County has received six EPA brownfields grants, including one cleanup and five assessment grants. These include a current Community-Wide Assessment grant which is likely to be fully expended before the end of the grant period in 2013. King County needs additional grant funding to continue to conduct assessments in our community, including, possibly, at the "Basin Oil" property (described below), a priority site in the Duwamish that the community wishes to see cleaned up and redeveloped.

## **2. Project Description and Feasibility of Success**

### **a. Project Description**

The project to be funded is for King County to work with community partners in the Duwamish to develop an inventory of potential brownfields and conduct assessments on eligible sites for to stimulate sustainable redevelopment. A key property that is high on the community's priority list for cleanup and redevelopment is the Basin Oil site. This former oil recycling facility operated from about 1994-2000 but has been abandoned and is now shuttered and surrounded by barbed wire fencing. The site is listed by Ecology but no formal environmental investigation has been conducted. The site is adjacent to other properties currently being cleaned up and restored for wildlife habitat, and several South Park community leaders and nonprofits, including members of the South Park Neighborhood Association, the Environmental Coalition of South Seattle, Providence Regina House and the South Park Information and Resource Center, have a vision for redevelopment of the site as new park land or open space and/or much needed office space for nonprofit social services and environmental education organizations.

Assessing this and other sites in the Duwamish fits in with the targeted community's plans and vision as follows: The South Park neighborhood (representing the majority of residents in the Duwamish) in partnership with the City of Seattle created the *South Park Action Agenda* to "develop a neighborhood vision and the specific strategies and recommendations for achieving that vision." The Action Agenda is the result of intensive community-driven neighborhood assessment and strategy efforts, involving more than 1,000 hours of volunteer time. One of the ten priorities of the Action Agenda is to "Continue to focus on and

foster improvement of the environmental health of South Park" and a strategy for implementing this is Strategy 2.4 of the Action Agenda which is to "Improve the health of the Duwamish River, and enhance community opportunities to experience the river through beautification, improved fish habitat, public health, and economic development efforts." Assessment, cleanup and redevelopment of brownfields, such as the Basin Oil site, will help the community implement these strategies and policies.

In addition, the Duwamish River Cleanup Coalition (DRCC) facilitated the Duwamish Valley Vision Project to articulate a shared community vision for creating a healthy and sustainable Duwamish River Valley. The DRCC distributed a scoping survey to 8,000 households, held eight community workshops, conducted one-on-one interviews with Spanish-speaking community and business members, conducted an electronic survey of industrial businesses, held focus groups and reviewed 20 existing community-related plans to create the Duwamish Valley Vision Map and Report. The Economic Development chapter of the report emphasizes the importance of preserving area jobs and the current industrial land base. Brownfields redevelopment will help the community achieve these goals. Since the completion of the Action Agenda and Duwamish Valley Vision Map and Report, the South Park community has undertaken a new planning initiative, the goal of which is to identify and prioritize key revitalization opportunities in anticipation of the completion of the new South Park Bridge. An inventory of known or suspected contaminated sites would be invaluable to South Park during this period of planning for increased investment.

State and county policies also support the sustainable reuse of brownfields in the Duwamish. The WA State Growth Management Act (GMA) requires counties and cities to plan for future growth. In response to the GMA, King County developed a set of Countywide Planning Policies to guide the creation of county and city comprehensive plans, including policy FW-14 that requires the local designation of Urban and Manufacturing/Industrial Centers to "concentrate employment and housing." The Brownfields Program supports this policy by promoting the assessment and reuse of contaminated land within the Duwamish Manufacturing/Industrial Center, thereby providing more land for industrial businesses and reducing sprawl into undeveloped "greenfield" properties. In addition, Policy ED-202 in the Economic Development Chapter of the King County Comprehensive Plan calls for "Assessment and remediation of contaminated properties (Brownfields) in order to continue to expand operations to help small businesses or jurisdictions impacted by Brownfields." The county's Brownfields Program helps implement this policy by providing technical and financial assistance to community partners to assess and clean up brownfield sites.

The county's approach will include the use of two consultants that serve complementary purposes. The first consultant will work with the county and community partners to conduct the inventory and identify sites that need and are eligible to receive assessment assistance. That consultant will then provide free technical assistance to the community in understanding and successfully navigating the assessment and cleanup planning processes. The second consultant is an on-call geotechnical consultant that will conduct ASTM-compliant Phase I and Phase II environmental site assessments and will work with the county and community partners in conducting the assessments. This consultant will also provide planning level cleanup cost estimates once the assessments are complete. The county has sufficient resources as well as the capability to complete the assessments in a timely fashion. Examples of successful past projects include assessment, cleanup and redevelopment of: 1) a former illegal dump site purchased by the nonprofit community developer SouthEast Effective Development (SEED) in the Rainier Valley of the City of Seattle for a mixed use, affordable housing project; 2) a former gas station purchased by the nonprofit Capitol Hill Housing for a mixed use, affordable housing project in the City of Seattle; and 3) a former methamphetamine lab purchased by King County for open space preservation in the City of North Bend. These and other projects are presented in more detail in the Past Performance section, below.

b. Budget for EPA Funding, Tracking and Measuring Progress, and Leveraging Other Resources

i) Budget

**Hazardous Substances Budget**

<b>Budget Categories</b> (programmatic costs only)	<b>Project Tasks</b>				
	<u>Task 1</u> Project Management & Reporting	<u>Task 2</u> Site Identification & Technical Assistance	<u>Task 3</u> Community Involvement & Outreach	<u>Task 4</u> Site Characterization & Cleanup Planning	<u>Total</u>
Personnel	\$3,202	0	0	0	\$3,202
Fringe Benefits	\$1,798	0	0	0	\$1,798
Travel	\$1,500	0	0	0	\$1,500
Equip/Supplies	0	0	0	0	0
Contractual	0	\$61,000	\$9,000	\$123,500	\$193,500
<b>Total</b>	<b>\$6,500</b>	<b>\$61,000</b>	<b>\$9,000</b>	<b>\$123,500</b>	<b>\$200,000</b>

**Petroleum Budget**

<b>Budget Categories</b> (programmatic costs only)	<b>Project Tasks</b>				
	<u>Task 1</u> Project Management & Reporting	<u>Task 2</u> Site Identification & Technical Assistance	<u>Task 3</u> Community Involvement & Outreach	<u>Task 4</u> Site Characterization & Cleanup Planning	<u>Total</u>
Personnel	\$3,202	0	0	0	\$3,202
Fringe Benefits	\$1,798	0	0	0	\$1,798
Travel	\$1,500	0	0	0	\$1,500
Equip/Supplies	0	0	0	0	0
Contractual	0	\$61,000	\$9,000	\$123,500	\$193,500
<b>Total</b>	<b>\$6,500</b>	<b>\$61,000</b>	<b>\$9,000</b>	<b>\$123,500</b>	<b>\$200,000</b>

Combined Narrative for Hazardous Substances and Petroleum Budgets<sup>7</sup>

Task 1: Project Management and Reporting - \$13,000 Total

The King County Solid Waste Division (SWD) will perform project management and reporting to implement and manage the grant, including making sure all requirements for reporting and contractor procurement are met. \$10,000 in grant funds will be used for approximately 137 hours of SWD staff time at \$72.87 an hour to perform the project management and reporting subtasks. The balance of time needed for SWD staff to fully perform these subtasks as well as to perform the contractor procurement and final report subtasks will be paid out of the SWD Operating Fund. In addition, SWD staff will attend national, regional and/or local brownfields conferences over the course of the grant, including, potentially, EPA's national brownfields conference, EPA's Western Regional Brownfields Workshop and the Northwest Environmental Business Council's WA State Brownfields Conference. Attendance at the conferences will enable staff to keep current on the best practices of brownfields assessment and cleanup planning, to network with other brownfields professionals and to share successes and lessons learned from the King County Brownfields Program. \$3,000 in funds will be used to send SWD staff to an estimated three conferences at an estimated average cost of \$1,000 per conference.

<sup>7</sup> Equal amounts are allocated per task for hazardous substances and petroleum sites.



#### Task 2: Site Identification and Technical Assistance - \$122,000 Total

Site identification and technical assistance will be conducted by Brownfields Program staff and by consultants through a consultant contract, currently held by the nonprofit Environmental Coalition of South Seattle (ECOSS).<sup>8</sup> ECOSS provides free technical assistance to community partners in assessing and planning for cleanup of brownfield sites. The \$122,000 in funds will be used to pay ECOSS (or a comparable consultant, as appropriate) for an estimated 1,794 hours of staff time at an estimated weighted average of \$68.00 an hour. The projected outputs for this task are for the consultant to assist a minimum of 5-10 new clients per year, for a total of 15-30 new clients. Each sub-task is described in detail below.

Site Identification: Site identification will include conducting an inventory of potential brownfields in the Duwamish to identify sites with potential Recognized Environmental Conditions, making contact with property owners and prospective purchasers; reviewing state contaminated sites lists; conducting drive-by and walk-through visits of potential sites; and drafting EPA "Site Eligibility Determination Outlines" to be submitted by the county to EPA for use in determining the eligibility of specific sites.

Technical Assistance: Technical assistance will include researching past site uses and contamination in Ecology files and/or the Puget Sound Regional Archives; reviewing existing environmental studies and identifying data gaps; helping community partners understand and follow the regulatory and technical requirements of the assessment and cleanup processes; reviewing Phase I and Phase II assessment reports conducted by the county's geotechnical consultant; helping to develop potential cleanup options; and helping access additional brownfields resources, including EPA Targeted Brownfields Assessments (TBAs).

#### Task 3: Community Involvement and Outreach - \$18,000 Total

Community involvement and outreach will also be performed by Brownfields Program staff and by consultants through a consultant contract. The contractor will work with community partners to help identify sites; conduct outreach to community members on assessments, including distributing assessment fact sheets; and obtain community feedback on projects. These partners include Duwamish River Cleanup Coalition, Environmental Coalition of South Seattle, Manufacturing Industrial Council of Seattle, SoDo Business Association, South Park Neighborhood Association, South Park Retail Merchants Association, TRAC Associates and YWCA Seattle-King-Snohomish. The \$18,000 will be used for an estimated 265 hours of contractor staff time at an estimated weighted average of \$68.00 an hour.

#### Task 4: Site Characterization and Cleanup Planning - \$247,000 Total

ASTM-compliant Phase I and Phase II assessments will be conducted on specific sites as they are identified and determined by EPA to be eligible. King County has hired CDM Smith, Inc. as an on-call environmental contractor to perform assessments for the county, and will use CDM Smith (or a comparable consultant as appropriate) to perform assessments under this grant. The consultant will also prepare planning level remediation cost estimates for assessed sites. Of the \$247,000 allocated to this task, an estimated \$170,940 will be used for an 1,554 hours of professional services at an average of \$110 per hour, and an estimated \$76,060 will be used for laboratory analytical and drilling services. The projected outputs for this task are for the consultant to conduct five Phase I assessments at an estimated average cost of \$5,000 each, and five Phase II assessments at an estimated average cost of \$44,400 each. As a result, 62% of the total grant budget is allocated for direct Phase I and Phase II site assessments. The

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<sup>8</sup> Contracts are rebid every three years and comply with the procurement procedures contained in 40 CFR 31.36(e) regarding Small and Disadvantaged Business Utilization Requirements.

actual cost of each assessment will vary from site to site and will include the costs of the required federal Endangered Species Act and National Historic Preservation Act Cultural Resources Analyses.

ii) Tracking and Measuring Progress. King County's plans for tracking and measuring progress are to provide EPA with detailed quarterly and final reports on the activities conducted under, and the anticipated outputs and outcomes resulting from, the grant. King County will also enter assessment data into the ACRES database on a quarterly basis. The **outputs** for the grant will be for the technical assistance consultant to assist a minimum of 5-10 new clients per year for a total of 15-30 new clients, and for the geotechnical consultant to conduct five Phase I assessments at an estimated average cost of \$5,000 each and five Phase II assessments at an estimated average cost of \$44,400 each. The **outcomes** expected from this grant will include acres assessed, amount and types of contaminants remediated, dollars leveraged for cleanup and redevelopment, temporary and permanent jobs created, acres of greenspace/open space created, units of affordable housing created, square footage of retail/commercial space created and other key public benefits, as appropriate. The final report will present a summary of the assessments conducted under the grant, including a description of the outputs and outcomes achieved and a discussion of lessons learned.

iii) Leveraging. King County has been extremely successful in the past in leveraging resources for projects. The county conducted Phase I and Phase II assessments worth \$41,800 on a former gas station site on behalf of Capitol Hill Housing (CHH), a nonprofit community development corporation in Seattle. The site was cleaned up by the former owner (Time Oil Company) at a cost of \$1.2 million and CHH subsequently purchased and redeveloped the site into a mixed-use, affordable housing and commercial project (The Jefferson) at a cost of \$12.2 million, for a total amount leveraged of \$13.4 million. The result was a 320:1 return on investment for every dollar of EPA brownfields assessment grant funding spent. Funds leveraged for the project are presented below.

**The Jefferson Project Leveraged Funds**

<b>Use of Funds</b>	<b>Source of Funds</b>	<b>Amount</b>
Construction	Low Income Housing Tax Credit Equity	\$3.7 million
Construction	Key Bank Permanent Loan	\$2.5 million
Construction	Washington Works	\$2.5 million
Construction	City of Seattle	\$1.5 million
Cleanup	Time-Oil Company	\$1.2 million
Land	Land Sale	\$1.0 million
Clean Up	HUD Neighborhood Initiative Grant	\$0.7 million
Various uses	Other Sources	\$0.3 million
	<b>Total</b>	<b>\$13.4 million</b>

If the results of assessments conducted under this grant indicate that additional assessment and/or cleanup work is needed on a site, King County will work to identify and obtain additional resources to complete the work. This will include assisting the community in applying for EPA assessment and cleanup grants and/or loans as well as for EPA Targeted Brownfields Assessments (TBAs).

Past examples of the county successfully accessing these types of resources include: 1) assisting the nonprofit SEED obtain a three-part EPA TBA worth \$300,000, three EPA cleanup grants worth \$200,000 each, an EPA USTfields grant worth \$25,500 and a \$425,000 cleanup loan from the WA State Brownfields Coalition Cleanup Revolving Loan Fund (RLF) Program to assess and cleanup a former illegal dump site for the four-phase, mixed-use affordable housing Rainier Court project; 2) facilitating a TBA for the City of

Auburn for a former gas station that the city wants to protect as a wetland; 3) facilitating a TBA for an artist's collaborative in the City of Seattle that wants to purchase a former gas station and turn it into a community center and art project; and 4) working with the state Brownfields RLF Program to secure \$2.6 million in federal EPA ARRA stimulus funding for sites in King County in need of cleanup funds.

And finally, King County will contribute substantial in-kind staff resources to the Brownfields Program to insure the success of assessments conducted under the grant. This will include 0.80 of a Full Time Equivalent of a senior project manager position to manage the Brownfields Program and oversee the work of consultants. The total to be leveraged is an estimated \$93,856 per year (in 2012 dollars) in salary and benefits for three years for a total of \$281,568. This includes 1,288 hours (0.80 of an estimated 1,610 productive hours of a Program/Project Manager III FTE) times \$72.87 an hour (\$46.50 hourly salary plus \$26.37 benefits, calculated at 56.7% of salary). These funds will cover otherwise eligible activities of the grant, including all reporting and project management tasks as well as participation in all three budgeted tasks. The source of the funding will be the King County Solid Waste Division Operating Fund.

c. Programmatic Capability and Past Performance

i) Programmatic Capability. The management system the county has in place to direct activities under the grant is as follows: The King County Solid Waste Division (SWD) will be the grant recipient and will manage the grant. The King County Brownfields Program is located in the Recycling and Environmental Services (RES) Section of SWD. A RES senior project manager will manage the grant and all contracts funded by the grant. The project manager has a master's degree in public policy and 19 years of experience in program management. Her expertise in managing grant work plans, reporting requirements and the work of technical consultants is substantial, having successfully managed the county's Brownfields Program for the last 14 years. Should employee turnover occur, the county would either assign management of the program to existing staff or advertise for qualified staff through its standard competitive process and do everything possible to ensure adequate overlap and training time.

The county has highly effective, professional systems in place to contract for additional expertise to perform work proposed to be done under the grant. These systems are run by the county's Professional and Construction Services (PCS) Section, a part of the King County Department of Executive Services (DES). PCS will work with the project manager to develop scopes of work and Request for Proposals for any contracts to be entered into using EPA funds. PCS will ensure fair and competitive advertisement for and review of contractor proposals, including complying with the requirements of 40 CFR 31.36(e) regarding Small and Disadvantaged Business Utilization Requirements. (The county has followed these requirements in the past when contracting with ECOSSE and CDM Smith for contracts that use EPA funding.) PCS will also formalize the selection of the contractor and provide a contract boilerplate. Finally, the county's Procurement Services Section (PSS), which is also part of DES, will prepare Cost/Price Analysis Reports for contracts to determine whether the cost elements proposed by the prime and sub-consultants are fair and reasonable using the Federal Acquisition Regulations (FAF) Chapter 48, Parts 15, 22 & 31 as guidelines.

ii) Adverse Audits. King County Solid Waste Division has never received any adverse audit findings associated with a state or federal grant nor has the Division had any problems with the administration of any of its brownfields grants.

iii) Past Performance

1. Currently or Has Ever Received an EPA Brownfields Grant.

King County is a current and/or past recipient of five Brownfields Assessment grants and one Brownfields Cleanup grant. Specific grant Cooperative Agreement information is provided below.

Grant Type	CA Dates	CA Number	Orig Amt.	Balance
Assessment	10/1/10 – 9/30/13	BF-00J268-01	\$400,000	\$118,356.58 <sup>9</sup>
Assessment	10/1/07 – 9/30/10	BF-960153-02	\$400,000	\$0
Assessment	10/1/05 – 3/31/08	BF-960153-01	\$400,000	\$0
Cleanup	10/1/04 – 9/30/06	BF-970923-01	\$200,000	\$0
Assessment	10/1/03 – 9/30/06	BF-970667-01	\$200,000	\$0

King County has successfully managed these grants and performed all phases of work under the grant agreements. Overall, King County's compliance with work plans, schedule, terms and conditions and timely reporting has been excellent. The county has supplied EPA with in-depth quarterly and final reports describing the activities, outputs (for example, number of assessments completed and number of clients assisted) and outcomes (including descriptions of final cleanup and redevelopment projects on sites assessed with EPA funds) of the assessment work carried out under the grants, and has faithfully provided all other required forms and reporting information, including ACRES database entries and financial status reports. Exceptions to this include the following: on three occasions, the county requested and was granted extensions to cooperative agreements so that the county could fully expend all of the grant funds, which it did. And in 2004, due to internal work load issues not related to brownfields, King County was late twice in submitting quarterly reports. The county requested and was given EPA approval for these two late submittals with the understanding that future reports would be submitted on time, which they have been.

The county's success in using EPA funds to assess and facilitate the cleanup and redevelopment of brownfield sites has been great. Over the past 14 years, the county has used EPA Brownfields grant funds to conduct nine Phase I and 17 Phase II ASTM-compliant site assessments covering 55 acres, conduct one Ecology-compliant site cleanup, facilitate six EPA TBAs, and provide free brownfields technical assistance to over 86 individual clients. Additional specific outcomes from these activities are as follows: 787 temporary cleanup or construction jobs created; 103 permanent jobs created; 459 affordable senior or family housing units created; 35,150 square feet of retail/commercial space created; \$178,515,947 leveraged in cleanup and redevelopment expenditures; and 102,459 tons of contaminated soil, two underground storage tanks, 400 gallons of hazardous waste and 190 tons of debris removed. In addition, King County has consistently reported accurate and up-to-date information to EPA in the Assessment, Cleanup & Redevelopment (ACRES) database on a quarterly basis, and assessments conducted using EPA funds have resulted in several significant cleanup and redevelopment projects, as described below.

- SouthEast Effective Development (SEED) - Rainier Court. SEED, a nonprofit community development corporation, has completed the first two phases of a four-phase cleanup and redevelopment of a former illegal dump site in Southeast Seattle. The first phase, the Phoenix Award-winning "Courtland Place," resulted in the creation of 208 new affordable senior housing units and 9,000 square feet of new commercial space in a low-income, minority neighborhood. The second phase, "The Dakota" complemented this with the creation of 178 units of new, affordable family housing. The King County

<sup>9</sup> An additional \$95,557.69 is also already committed through consultant contracts or work orders, for a practical balance of \$22,789.89. There is a high likelihood that these funds will be fully expended before the end of the grant period on August 31, 2013 which is why the county is applying for additional funds at this time.

Brownfields Program was instrumental in accessing a variety of EPA funds and technical assistance for the successful assessment and cleanup of this site, including 1) providing free brownfields technical assistance to SEED in interpreting assessment data, 2) facilitating a three-phase EPA TBA of the site, 3) helping SEED obtain three EPA cleanup grants for the site, 4) facilitating the state's first Brownfields RLF loan for site cleanup and, 5) providing EPA USTFields grant funding for underground storage tank removal.

- Capitol Hill Housing – The Jefferson. King County used EPA assessment funds to conduct Phase I and Phase II assessments of this former gas station site in Seattle's Central District. CHH, a nonprofit housing developer in Seattle, has purchased the site, cleaned it up and redeveloped it into a mixed-use project with 40 units of affordable housing and 5,000 square feet of new commercial space.

- King County - Middle-Fork Snoqualmie River. King County used EPA funds to conduct a Phase II assessment of this former methamphetamine lab and illegal auto body "chop shop" located along the Snoqualmie River in rural King County. The county used the information gained through the assessment to negotiate a lower price with the property owner and subsequently purchased and cleaned up the 22-acre site to be held in perpetuity as open space.

- Delite Bakery – Former Kwik Cleaners. Technical assistance provided by the county using EPA assessment funds has also resulted in cleanup and redevelopment projects. An example of this is the former Kwik Cleaners turned Delite Bakery site. This former dry cleaner was contaminated with perchloroethylene when it was unwittingly purchased by an immigrant Filipina and her husband who wanted to relocate and expand their bakery. The owners contacted the Brownfields Program after the property was tested by the local Sound Transit Authority that was considering boring a light rail tunnel under the site and had found the contamination. Through ECOSS, the Brownfields Program provided a range of valuable assistance to the owners in addressing the contamination, as follows. First, ECOSS referred the owners to an environmental attorney who located an old insurance policy held by the former owner and operator of the dry cleaner. As the owners' purchase agreement stipulated that the seller would be responsible for contamination, the seller utilized the insurance to cover the cost of the cleanup, which was over \$1 million. Second, ECOSS and the attorney worked together to find a qualified consultant to develop and implement a cleanup plan consistent with Ecology regulations. As a result, the owners cleaned up the site, built a new building for the bakery and held a ribbon cutting opening ceremony with the Mayor of Seattle in attendance and free baked goods for all. In a Puget Sound Business Journal article, one of the owners, Mrs. Susan Despi, said "To me, ECOSS is an angel because I would have never known what to do." This unique, in-depth, client-tailored assistance is a hallmark of the county's Brownfields Program.

### **3. Community Engagement and Partnerships**

#### **a. Plan for Involving the Affected Community**

King County's plan for involving the affected community in the work of the Brownfields Program is to work closely with community partners to: 1) identify sites that need and are eligible for assistance, 2) conduct assessments on eligible sites, 3) share information with and receive input from the community, and 4) provide support for cleanup decisions and reuse planning. These partners include Duwamish River Cleanup Coalition, Environmental Coalition of South Seattle, Manufacturing Industrial Council of Seattle, SoDo Business Association, South Park Neighborhood Association, South Park Retail Merchants Association, TRAC Associates and YWCA Seattle-King-Snohomish. The county will communicate project progress to citizens by working with community partners to identify stakeholders, obtain input into projects, provide project status updates and respond to questions and concerns. In the past this has involved attending regular organizational and special public meetings; publishing articles in organizational newsletters; and developing assessment fact sheets and distributing them via neighborhood newspapers,

websites, local libraries and community bulletin boards. These activities will continue under the new grant, as appropriate. In addition, through its multi-cultural environmental education program, ECOSS has the capability to communicate in languages indigenous to specific communities within the Duwamish, including Spanish, Vietnamese, Amharic, Tigrinya, Korean, Somali, Vietnamese, Hindi and Punjabi, and will be available to do so as appropriate. This is an especially valuable resource to have for conducting assessments in the Duwamish, which has a high level of ethnic diversity.

b. Partnerships

King County has developed and will continue to engage in partnerships with several entities to help ensure the success of its Brownfields Program, as detailed below.

1. Local/State/Tribal Environmental and Health Agencies

Washington State Department of Ecology: King County will work closely with Ecology to facilitate assessment and cleanup projects. Projects that receive assistance from the Brownfields Program are required to enter Ecology's Voluntary Cleanup Program or other, more formal agreements, as appropriate. The Brownfields Program helps property owners understand and follow Ecology's regulatory requirements as needed to achieve cleanup compliance.

Public Health – Seattle & King County: King County will work with Public Health to identify and assess contaminated sites. For example, Public Health oversees public health protection at any site that may have clandestine drug lab contamination. In prior years, the Brownfields Program worked closely with Public Health to facilitate the assessment, cleanup, purchase and environmental rehabilitation of a former meth lab (the Middle-Fork Snoqualmie River project) and could be involved in additional projects of this nature. In addition, Public Health conducts Site Hazard Assessments on behalf of Ecology, and where appropriate, the Brownfields Program may conduct a brownfield assessment on the site in lieu of a Site Hazard Assessment. For example, with Public Health's approval, the Brownfields Program conducted Phase I and Phase II assessments on the former Harrington-Beall greenhouse property on Vashon Island in lieu of Public Health conducting its regular Site Hazard Assessment.

2. Other Federal and State Governmental Agencies

U.S. EPA, Region 10: King County has worked closely with EPA since the inception of the county's Brownfields Program to successfully implement and report on assessment and cleanup grants and to access other EPA resources. This includes serving as a partner in the EPA-funded statewide Brownfields RLF Program, which made its first loan to SEED for the first phase of the Rainier Court project, and working with EPA on a number of TBAs, including those for the Rainier Court, Peasley Canyon, Irish Foundry and Perovich sites. The county will continue to work closely with EPA on assessment projects.

Washington State Department of Commerce: King County is a partner with Commerce in the statewide coalition that makes up the Brownfields RLF Program. The county identifies prospective borrowers in King County, reviews applications and forwards final applications to Commerce, which serves as the Fund Manager and issues the loans. Ecology serves as the Site Manager and signs off on the adequacy of the cleanups. The state's first RLF loan, made to SEED for Phase I of Rainier Court, was facilitated by King County.

3. Local Environmental Job Training Program

King County Department of Community and Human Services/King County Jobs Initiative: The Brownfields Program collaborates with the Brownfields Job Training Program of the King County Jobs Initiative to connect graduates of the job training program with work being done on brownfield sites. The Brownfields Program utilizes a First Source Hiring Agreement with entities that receive brownfields assistance which

states that "By signing the Commitment, the company agrees to use the King County Jobs Initiative (KCJI) and/or the Seattle Jobs Initiative (SJI) as the first sources of hiring referrals for jobs created from the assessment, cleanup and redevelopment of brownfields." King County will work with TRAC Associates and the YWCA Seattle-King-Snohomish, the nonprofit job placement partners of KCJI, to match newly trained environmental technicians with brownfield projects identified through the King County Brownfields Program.

c. Description and Role of Key Community-Based Organizations

There are a number of key community-based organizations that the county is partnering with to conduct brownfield assessments in the Duwamish. Below are descriptions of each organization and of their roles in our program. Letters from the organizations listed below describing their roles in the Brownfields Program are included as Attachment C.

- Duwamish River Cleanup Coalition – Community-based organization working to ensure a cleanup of the Duwamish River in King County that is accepted by and benefits the community, and protects fish, wildlife and human health. **Role:** Conduct outreach to coalition members on the Brownfields Program, help identify potential sites for assessment and assist with distributing fact sheets.
- Environmental Coalition of South Seattle – Nonprofit organization working with Puget Sound Neighborhoods towards building environmentally responsible communities, especially those adjacent to the Duwamish River. **Role:** Identify and inventory contaminated sites in the Duwamish basin and obtain community input into site assessments and cleanup. ECOSSE will also be available to provide translation services in Spanish, Vietnamese, Amharic, Tigrinya, Korean, Somali, Vietnamese, Hindi and Punjabi.
- Manufacturing Industrial Council of Seattle – Nonprofit membership organization concerned about the future of Seattle's industrial business community and committed to retaining and supporting the family-wage job base of the city. **Role:** Work with the county to share information on the program with the industrial community and help identify sites that need assessment assistance.
- SoDo (South of Downtown) Business Association – Nonprofit neighborhood business organization connecting business with government and empowering them to work together. **Role:** Make connections to individual property owners; promote distribution of fact sheets; and provide project updates to the SoDo community via website, newsletters and emails.
- South Park Neighborhood Association – Nonprofit neighborhood organization that improves quality of life in the South Park neighborhood for those who live, work and play here through representing the community and working with all collaborators on neighborhood issues. **Role:** Help identify eligible sites; conduct outreach to citizens on assessment projects and obtain community feedback; and provide project updates to community members, including distributing assessment fact sheets.
- South Park Retail Merchants Association – Volunteer based organization working to promote the economic development of South Park's diverse commercial corridor. **Role:** Assist with outreach efforts to property owners, publicize efforts to identify potential contamination issues and share fact sheets with the community on assessment projects.
- TRAC Associates – Nonprofit organization that provides recruitment, applicant screening and testing, job readiness competencies, vocational training, job retention, career advancement and outplacement services and is a partner in the King County Brownfields Job Training Program. **Role:** Work with King County to match newly trained environmental technicians with brownfield projects identified through the King County Brownfields Program.
- YWCA Seattle-King-Snohomish – Nonprofit community organization whose mission is to advance the quality of life for women of all ages, races and faiths, and their families and provides job placement and retention services for the Brownfields Job Training Program. **Role:** Work with King County to match newly trained environmental technicians with brownfield projects identified through the King County Brownfields Program.

#### **4. Project Benefits**

##### **a. Welfare and/or Public Health**

As sites are assessed, cleaned up and redeveloped, the neighborhoods in the Duwamish will experience significant social and/or public health benefits, including job creation, low-income housing development, leveraged investment and removal of harmful contaminants. Over the past 14 years, assessments conducted by the Brownfields Program have produced these types of benefits, resulting in more equitable development in low-income, minority neighborhoods. These benefits include: 787 temporary and 103 permanent jobs created; 459 affordable housing units and 35,150 square feet of retail/commercial space developed; \$178,515,947 leveraged in cleanup and redevelopment dollars; and 102,459 tons of contaminated soil, two underground storage tanks, 400 gallons of hazardous waste and 190 tons of debris removed. An example of a past project that resulted in these types of benefits is given below.

- Rainier Court Phase I (Courtland Place): The environmental benefits of cleaning up this former illegal dump site were significant. First, 21 tons of PCB contaminated soil and 16,990 tons of PCE, PCB, petroleum and metals-contaminated soil above state cleanup levels were excavated from the site and treated/disposed of at a permitted facility or addressed through Ecology-approved institutional controls to assure long-term environmental protection. Redevelopment of the site eliminated the illegal dumping and home-based auto repair activities that had created the problem, preventing additional contamination. The social and public health benefits of this project have also been great. Courtland Place created 208 units of new, affordable senior housing for people 62 and older who have incomes between \$17,000 and \$35,000 per year. This housing meets a critical need in Southeast Seattle, as 19% of seniors in this community aged 62 and older live below the poverty level. In addition, nearby and sensitive populations were protected from contaminants during assessment and cleanup through Ecology approved Health and Safety Plans (HASPS) that included site control, worker safety and monitoring procedures to be followed during assessment and cleanup to ensure that workers and the public were not exposed to hazardous substances. HASPs will be used in every assessment conducted under this grant.

Assessments of brownfields in the Duwamish that lead to cleanup and redevelopment will result in similar benefits. As harmful contaminants are removed, including the PCBs, dioxins/furans, cPAHs, arsenic and lead mentioned in the Community Need section, public health is likely to improve. In addition, assessment of priority brownfield sites can facilitate the creation of new community assets, including, potentially, the redevelopment of the Basin Oil site into a new park or open space and/or office space for social services and environmental education organizations.

##### **b. Economic Benefits and/or Greenspace**

i) Economic Benefits. It is also anticipated that assessments conducted under this grant will result in significant economic benefits to the community. A past example of how the program helps bring economic value to the community and supports equitable development is provided below.

- Rainier Court Phase I (Courtland Place): This project created 9,000 square feet of much needed new commercial space in a low-income, minority neighborhood. As a result, 200 temporary construction jobs and 25 permanent jobs were created. In addition, \$24.5 million was invested by SEED in the cost of the development itself. And although the project is exempt from property taxes for the first 10 years because it is targeted to low- and moderate-income seniors, in future years the project will contribute to the City of Seattle's property tax base. Additional economic benefits include an increase in property values in the surrounding area, an increase in revenues to local businesses through increased sales to new residents and an increase in local sales tax revenues through those increased sales. These are the types of economic benefits the county expects to achieve through assessments conducted under this grant.



ii) Other Non-Economic Benefits. Other non-economic benefits for greenspace or other not-for-profit activities may also be realized from projects that receive assessments conducted under the grant, including the creation of public open space and affordable housing in low-income communities. Examples of past assessment projects that have resulted in these benefits are described below.

- Middle Fork Snoqualmie River. This former meth lab and illegal "chop shop" was assessed and cleaned up by King County. The county purchased the 22-acre site for use as **open space**, adding it to 150 acres of valuable wildlife habitat being preserved through public ownership.

- The Jefferson. This former gas station was assessed by King County and was purchased, cleaned up and redeveloped by Capitol Hill Housing as a mixed-use building with 5,000 square feet of commercial space and 40 units of **affordable housing**.

- Former Chubby and Tubby. This former gas station was assessed by King County and was purchased, cleaned up and redeveloped by SEED into a mixed-use building with 5,900 square feet of commercial space and 68 units of **affordable housing**.

c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

The King County Brownfields Program is an important element of the county's overall growth management strategy which encourages reuse of urban infill sites and other sustainable development practices.

Redevelopment of underutilized infill sites makes use of existing infrastructure and protects undeveloped "greenfields." Assessment and cleanup of brownfields facilitate the productive reuse of infill sites and contribute to sustainable development. A past project that incorporated sustainable development practices that reflect the six Livability Principles of the federal Partnership for Sustainable Communities is described below. The county anticipates that environmental benefits similar to those resulting from this project are likely to be realized by future projects assessed under this grant.

- Rainier Court Development: This four-phase project being developed by SEED implements sustainable development in a number of ways. First, this urban infill project **reuses existing infrastructure**. It is located ¼ mile from a new Sound Transit Link light rail line, one block from a bus stop served by three routes and two miles from interchanges serving the region via the I-90 and I-5 freeways. The site is also served by streets, water, sewer and electrical utilities. Second, Phase III of Rainier Court will create 86 new affordable senior housing units consisting of a five-story apartment building and six two-story townhouses. The site will have a landscaped courtyard designed for **sustainable water management**, including rainwater harvesting, low-water use plants and pea patches for residents. And third, SEED is working with Seattle City Light's Energy Smart Program to incorporate **energy efficient lighting, appliances and mechanical systems** into Phase III and will incorporate other **green building features** into the new development, including low-VOC paints and sealants, increased R-value for roof and wall insulation and use of light colored, reflective concrete paving instead of asphalt.

The Brownfields Program will continue to offer assistance to projects that implement sustainable redevelopment. The program is uniquely suited to doing this as it is co-located with the county's GreenTools program which offers technical assistance in sustainable building practices. Redevelopment projects that result from assessments, including for example, the redevelopment of the Basin Oil site, will benefit from this collaboration.

## **ATTACHMENTS**

- A. Threshold Documentation.
- B. Letter from Washington State Department of Ecology.
- C. Letters of Support from Community-Based Organizations.
  - 1. Duwamish River Cleanup Coalition.
  - 2. Environmental Coalition of South Seattle.
  - 3. Manufacturing Industrial Council of Seattle.
  - 4. SoDo Business Association.
  - 5. South Park Neighborhood Association.
  - 6. South Park Retail Merchants Association.
  - 7. TRAC Associates.
  - 8. YWCA Seattle-King-Snohomish.
- D. Special Considerations Checklist.

**King County Application for EPA Community-Wide Brownfields Assessment Grant:  
Hazardous Substances and Petroleum – December 3, 2012**

**III.C. Threshold Criteria for Assessment Grants**

**1. Applicant Eligibility**

King County is a General Purpose Unit of Local Government and as such is an entity that is eligible to apply for U.S. Environmental Protection Agency (EPA) brownfields grants.

**2. Letter from the State or Tribal Environmental Authority**

A current letter from the Washington State Department of Ecology (Ecology) acknowledging that King County plans to conduct assessment activities and is planning to apply for Federal grant funds is included in the application as Attachment B.



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

November 15, 2012

Ms. Deborah Burgess, Brownfields Coordinator  
U.S. Environmental Protection Agency  
Washington Operations  
300 Desmond Drive, Suite 102  
Lacey, WA 98503

Dear Ms. Burgess:

I understand that King County (County) will submit an application for a Community Wide Assessment Grant for both hazardous substances and petroleum funding under the Environmental Protection Agency's (EPA) Fiscal Year 2013 Brownfields Program. A requirement for this application is that the Department of Ecology (Ecology) provides EPA a letter acknowledging that we are aware the applicant plans to conduct assessment activities.

Ms. Lucy Auster, representing the County, informed Ecology of plans to apply for these federal funds to conduct brownfield assessment activities in King County, Washington.

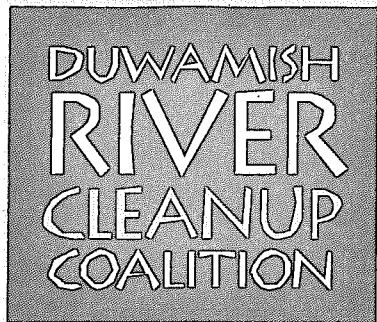
The Ecology point of contact for this project is Bob Warren of our Northwest Regional Office. His telephone number is (425) 649-7054.

Sincerely,

A handwritten signature in black ink, appearing to read "John Means", with a long horizontal line extending to the right.

John Means  
Brownfields Program Manager  
Toxics Cleanup Program

cc: Lucy Auster, Senior Planner, King County  
Bob Warren, Ecology  
Diane Singer, Ecology



## Technical Advisory Group

### *Community Advisory Board:*

Community Coalition for  
Environmental Justice

The Duwamish Tribe

Environmental Coalition  
Of South Seattle

Georgetown Community  
Council

IM-A-PAL Foundation

People for Puget Sound

Puget Soundkeeper  
Alliance

South Park Neighborhood  
Association

Washington Toxics  
Coalition

Waste Action Project

---

*Working to ensure a  
Duwamish River cleanup  
that is accepted by and  
benefits the community  
and protects fish, wildlife  
and human health.*

---

1620 18<sup>th</sup> Avenue #10

Seattle, WA 98122

206.954.0218

[www.duwamishcleanup.org](http://www.duwamishcleanup.org)

[contact@duwamishcleanup.org](mailto:contact@duwamishcleanup.org)

November 20, 2012

David R Lloyd, Director  
US Environmental Protection Agency  
Office of Brownfields and Land Revitalization (OBLR)  
c/o Environmental Management Support, Inc.  
Attn: Mr. Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

Dear Mr. Lloyd:

The Duwamish River Cleanup Coalition/Technical Advisory Group (DRCC/TAG) wants to express its support for King County's Brownfields Program grant application.

DRCC/TAG is a community-based organization working to ensure a cleanup of the Duwamish River in King County that is accepted by and benefits the community, and protects fish, wildlife, and human health.

DRCC/TAG supports the work of the County's Brownfields Program and has worked with the County in the past to identify resources for assessing contaminated land near the Duwamish River that may be used for green infrastructure, or other community-based projects. In 2009, DRCC/TAG completed the "Duwamish Valley Vision," a community-designed map and report detailing community priorities for potential activities in the Duwamish Valley, including increased affordable housing, open space, economic development, living wage jobs, community assets, and more. Repurposing Brownfield properties is an integral part of the Duwamish Valley Vision (see: <http://www.duwamishcleanup.org/programs.html#duwamishvisioning>).

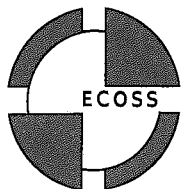
DRCC/TAG is also working on a Cumulative Health Impacts Analysis study that will examine a range of disproportionate health exposures and impacts affecting people in the Duwamish Valley and make recommendations to promote an equitable and protective river cleanup that protects the health of all residents.

DRCC/TAG will continue to work with the County to conduct outreach to our members on the King County Brownfields Program, help identify potential sites for assessment, and assist with distributing fact sheets, as appropriate. Thank you for your consideration of our letter. We hope you will fund King County to continue its important work in this area.

Sincerely,

A handwritten signature in black ink, appearing to read "James Rasmussen".

James Rasmussen  
DRCC/TAG Coordinator



**Environmental  
Coalition of  
South Seattle**

A 501 (c) (3) Non-Profit Organization

*Providing Environmental  
Education and Assistance to  
Businesses and Communities  
in the Puget Sound Region*

November 21, 2012

David R. Lloyd, Director  
U.S. Environmental Protection Agency  
Office of Brownfields and Land Revitalization (OBLR)  
c/o Environmental Management Support, Inc.  
Attn: Mr. Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

Dear Mr. Lloyd:

The Environmental Coalition of South Seattle (ECOSS) wishes to express our strong support for the King County Brownfields Program and its application to EPA for assessment grant funding in 2013-2016. ECOSS is a nonprofit organization working with Puget Sound neighborhoods towards building environmentally responsible communities, especially those adjacent to the Duwamish River. For nearly 20 years, through our outreach and educational programs, ECOSS has helped local residents and businesses prevent pollution, manage stormwater, conserve energy, control hazardous materials and clean up contaminated properties.

ECOSS is based in the Duwamish River community of South Park and was an original member of the Duwamish Coalition, out of which the King County Brownfields Program was created. It is committed to the cleanup and restoration of this industrial waterway and will work with the county to identify and inventory contaminated sites in the Duwamish basin and obtain community input into site assessments and cleanup. In addition, through its multi-cultural environmental education programs, ECOSS has the capability to communicate in languages indigenous to specific communities within the Duwamish corridor, including Spanish, Vietnamese, Amharic, Tigrinya, Korean, Somali, Vietnamese, Hindi and Punjabi, and will be available to do so regarding brownfield sites as needed.

Besides site identification and assessment assistance, ECOSS will continue to partner with the county, to promote the health and well being of the Duwamish community by conducting outreach to community members on the Brownfields Program's objectives and goals, and the preparation and distribution of Brownfield Site fact sheets as site assessments are planned and executed.

Thank you for your consideration of the county's application. ECOSS supports the continuation of the county's work in assessing and cleaning up brownfields in our community.

Sincerely,

Kevin Burrell  
Executive Director



November 30, 2012

*MIC  
Executive  
Committee*

John Odland  
MacMillan-Piper  
Chair

Warren Aakervik  
Ballard Oil  
Treasurer

Johnny Bianchi  
B&G Machine

Marc Doan  
GM Nameplate

Kathleen Goodman  
AMEC Geomatrix

David Hutchhausen  
Somerset Properties

Mike Kelly  
ASKO Processing

Matt Lyons  
NUCOR Steel

Pat McGarry  
Manson Construction

Terry Seaman  
Seidelhuber Ironworks

Linda Styrk  
Port of Seattle

Kim Suelzle  
Citylce Cold Storage

Bob Viggers  
Charlie's Produce

Larry Ward  
Pacific Fishermen Shipyard

Elizabeth Warman  
The Boeing Company

David R. Lloyd, Director  
U.S. Environmental Protection Agency  
Office of Brownfields and Land Revitalization (OBLR)  
c/o Environmental Management Support, Inc.  
Attn: Mr. Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910  
Phone: (301) 589-5318

Dear Mr. Lloyd:

Please accept this letter of support from the Manufacturing Industrial Council of Seattle (MIC). The MIC is a membership-based organization concerned about the future of Seattle's industrial business community and has a commitment to retain and support the family-wage job base of the city. As such, we support the efforts of the King County Brownfields Program to assess brownfield sites in the Duwamish industrial area for the purpose of cleanup and reuse.

The County's Brownfields Program is an offshoot of the county-sponsored Duwamish Coalition, which was created to promote environmental cleanup and economic development in the Duwamish Industrial/Manufacturing Center. Many of our members were involved in the Duwamish Coalition and the MIC will work with the county to share information on the program with the industrial community and help identify sites that need assessment assistance, as appropriate.

Thank you for your attention to this matter. We hope you will consider this funding application to enable King County to continue to assess and promote cleanup of underutilized sites in our community.

Sincerely,

Dave Gering, Executive Director



November 23, 2012

David R. Lloyd, Director  
U.S. Environmental Protection Agency  
Office of Brownfields and Land Revitalization (OBLR)  
c/o Environmental Management Support, Inc.  
Attn: Mr. Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

Dear Mr. Lloyd,

This letter is to voice support for King County's 2013 assessment grant application to the US Environmental Protection Agency.

The SoDo Business Association is a non-profit serving 2,000 businesses and 50,000 employees in the SoDo area located south of downtown Seattle. We are Seattle's gateway to the Duwamish River and Elliott Bay, the region's largest and most productive manufacturing, industrial and commercial district.

The SoDo Business Association supports King County's application to EPA for Brownfields-Grant funding to promote the assessment, cleanup and redevelopment of underutilized and abandoned properties in SoDo. We look forward to helping the county by making connections to individual property owners, promoting distribution of Site Assessment Fact Sheets, and providing timely project updates via our website, newsletter, and e-mails to the SoDo community. The Association pledges its continued cooperation with the King County Brownfields Program to identify and revitalize blighted areas of our community. Assuredly, the proven benefit of the program yields significant economic, aesthetic and health benefits to our area of the county.

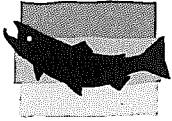
Thank you for considering the county's grant application. The SoDo Business Association supports the continuation of the county's Brownfields Program.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Long". The signature is stylized with a large, sweeping initial "J" and a long, horizontal stroke extending to the right.

Jeffrey Long, Board Chair





# SOUTH PARK

NEIGHBORHOOD  
ASSOCIATION

## SPNA

8201 10th Ave S.  
Suite 2  
Seattle, WA 98108  
206-767-3650

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October 30, 2012

David R. Lloyd, Director  
U.S. Environmental Protection Agency  
Office of Brownfields and Land Revitalization (OBLR)  
c/o Environmental Management Support, Inc.  
Attn: Mr. Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910  
Phone: (301) 589-5318

Dear Mr. Lloyd:

Please accept this letter of support from the South Park Neighborhood Association (SPNA) for the current King County EPA Brownfields Grant application. SPNA is a nonprofit neighborhood organization that improves quality of life in the South Park neighborhood for those who live, work and play here through representing the community and working with all collaborators on neighborhood issues.

SPNA has established strong working relationships with King County elected officials and departmental staff. Together, we sought and found \$131 million to replace the South Park Bridge, the closure of which in 2010 has caused considerable economic hardship to our community. We will work with the King County Brownfields Program staff to conduct assessment of brownfield sites in our neighborhood.

South Park is a fascinating mix of industry, commercial and retail businesses and residences. We also have the highest percentages of diversity of any neighborhood in Seattle. Data show that the health and life spans of South Park residents are worse than other neighborhoods in Seattle. It will be helpful to our association to identify potential environmental problems on sites we have targeted for remediation and future development. SPNA will work with King County to help identify eligible sites; conduct outreach to citizens on assessment projects and obtain community feedback; and provide project updates to community members, including distributing assessment fact sheets. We will use our social network sites to reach our members and reach others through distributions at food bank lines and the like.

Thank you for considering King County's grant application. The South Park Neighborhood Association supports the application and the continuation of the county's Brownfields Program.

Sincerely,

President, South Park Neighborhood Association

South Park Retail Merchants Association  
8525 14<sup>th</sup> Ave S, Ste A  
Seattle, WA 98108

November 28, 2012

David R. Lloyd, Director  
U.S. Environmental Protection Agency  
Office of Brownfields and Land Revitalization (OBLR)  
c/o Environmental Management Support, Inc.  
Attn: Mr. Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

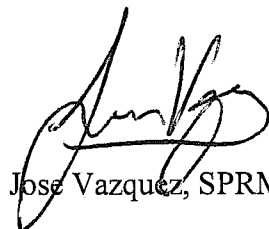
Dear Mr. Lloyd,

The South Park Retail Merchants Association (SPRMA) is a volunteer based organization working to promote the economic development of South Park's diverse commercial corridor. The organization consists of business owners, property owners, and business managers committed to building capacity and attracting new kinds of businesses to South Park. We want to encourage the continued development of older, potentially contaminated properties to create more economic opportunities for small entrepreneurial businesses that will help us promote the richness of our diverse neighborhood.


To this end, SPRMA supports King County's application for EPA grant funding to continue the King County Brownfields Program. This program has been shown to be effective in identifying and assessing properties that might be a hindrance to community development due to pre-existing contamination issues. Since South Park is bounded by the Duwamish River on the east and two major freeways on the south and west, it is physically limited by a lack of space to grow its business district. Having information and environmental assessment data on key properties will help us plan for increasing density and promoting redevelopment projects within the existing commercial area.

SPRMA will support this project by assisting King County with outreach efforts to individual property owners, publicizing the county's efforts to identify potential contamination issues, and sharing Fact Sheets with members and the community on specific assessment projects. We look forward to working with the Brownfields Program to facilitate the continued economic revitalization of South Park.

Very truly yours,



Jose Vazquez, SPRMA Co-chair



Raymundo Olivas, SPRA Co-chair

# TRAC ASSOCIATES

TRAINING ■ REHABILITATION ■ ASSESSMENT ■ CONSULTATION

November 6, 2012

David R. Lloyd, Director  
U.S. Environmental Protection Agency  
Office of Brownfields and Land Revitalization (OBLR)  
c/o Environmental Management Support, Inc.  
Attn: Mr. Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910  
Phone: (301) 589-5318

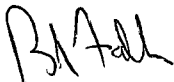
RECEIVED  
NOV 07 2012  
SOLID WASTE DIVISION

Dear Mr. Lloyd:

I am writing to express our support for the 2012 King County Brownfields Program EPA grant application. TRAC Associates is a nonprofit community partner with the King County Jobs Initiative (KCJI) which manages the King County Brownfields Jobs Training Program. TRAC is an Account Executive for KCJI, providing outreach, recruitment, enrollment, assessment, case management, job placement and retention services for job trainees. TRAC will work with King County to match newly trained environmental technicians with brownfield projects identified through the King County Brownfields Program, as available.

Thank you for your consideration of the county's application for additional assessment grant funding. The county's Brownfields Program is a valuable asset in our community.

Sincerely,



Bob Falk, Director

cc: Susan Morales, Brownfields Program Manager, US EPA Region 10

**BELLINGHAM OFFICE:**  
4200 Meridian, Suite 101A  
Bellingham, WA 98226  
Fax (360) 733-6371  
(360) 676-5550

**MT. VERNON OFFICE:**  
1621 Freeway Dr., Suite 201  
Mt. Vernon, WA 98273  
Fax (360) 428-7973  
(360) 428-6766  
(800) 830-7973

**EVERETT OFFICE:**  
8625 Evergreen Way, Suite 106  
Everett, WA 98208-2620  
Fax (425) 514-3363  
(425) 514-3358  
(866) 514-3358

**SEATTLE OFFICE:**  
1001 Broadway, Suite 217  
Seattle, WA 98122  
Fax (206) 443-9079  
(206) 443-9999  
(800) 400-8722

**TUKWILA OFFICE:**  
545 Andover Pk W, Suite 211  
Tukwila, WA 98188  
Fax (206) 575-4399  
(206) 574-0863

**KENT OFFICE:**  
1209 Central Ave S., Suite 142  
Kent, WA 98032  
Fax (253) 856-8887  
(253) 856-8880

**TACOMA OFFICE:**  
4301 S. Pine, Suite 519  
Tacoma, WA 98409  
Fax (253) 472-6075  
(253) 472-1727  
(866) 481-9723

Seattle | King | Snohomish

RECEIVED  
NOV 15 2012  
SOLID WASTE DIVISION

November 12<sup>th</sup>, 2012

David R. Lloyd, Director  
U.S. Environmental Protection Agency  
Office of Brownfields and Land Revitalization (OBLR)  
c/o Environmental Management Support, Inc.  
Attn: Mr. Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910  
Phone: (301) 589-5318

Dear Mr. Lloyd:

The YWCA of Seattle-King-Snohomish County strongly supports King County's application to EPA for Brownfields assessment Grant funds. The YWCA is a non-profit community partner with the King County Jobs Initiative (KCJI) which manages the King County Brownfields Jobs Training Program and serves as an Account Executive for KCJI, providing outreach, recruitment, enrollment, assessment, case management, job placement and retention services for job trainees. As a contractor with King County for many years, the YWCA has found great value in offering EPA Brownfields training and the continuation of these training services is vital to the successful re-entry and placement in living wage jobs of the offender population we serve. YWCA will work with King County to match newly trained environmental technicians with brownfield projects identified through the King County Brownfields Program, as available.

The YWCA's mission is that every adult has the opportunity to be self-sufficient. We have decades of experience in job training and job placement programs that provide low income, disadvantaged King County residents the skills and support they need to become employed in jobs with livable wages and to retain their employment. In these difficult economic times, people with criminal backgrounds face an even larger uphill battle getting jobs. The EPA Brownfields program is an effective means of getting ex-offenders trained, certified and employed in living wage jobs that also have a beneficial effect on our communities by focusing on the environmental cleanup, revitalization, and sustainable reuse of contaminated properties

Thank you for considering our support of the county's grant application. We look forward to partnering on assessment and cleanup project with the King County Brownfields Program.

Sincerely,



Mike Schwartz, Associate Director of Employment Services

cc: Susan Morales, Brownfields Program Manager, US EPA Region 10

### Appendix 3

#### Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. Describe how each consideration applies to your proposal and/or attach documentation.

- ☐ Community population is 10,000 or less
- ☐ Federally recognized Indian tribe
- ☐ United States territory
- ☐ Applicant assisting a Tribe or territory
- ☐ Targeted brownfield sites are impacted by mine-scarred land
- ☐ Targeted brownfield sites are contaminated with controlled substances
- ☐ Community is impacted by recent natural disaster(s) (2005 or later). To be considered, applicant must identify here the timeframe and type of natural disaster.
- ☒ Project is primarily focusing on Phase II assessments
- ☐ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- ☐ Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption.
- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.
- ☐ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant
- ☐ Community is implementing green remediation plans.